HOUSING MARKET INFORMATION

# HOUSING NOW TABLES
## Edmonton CMA

Date Released: October 2016

*Housing market intelligence you can count on*

Canada

CMHC SCHL

# Publication Update!

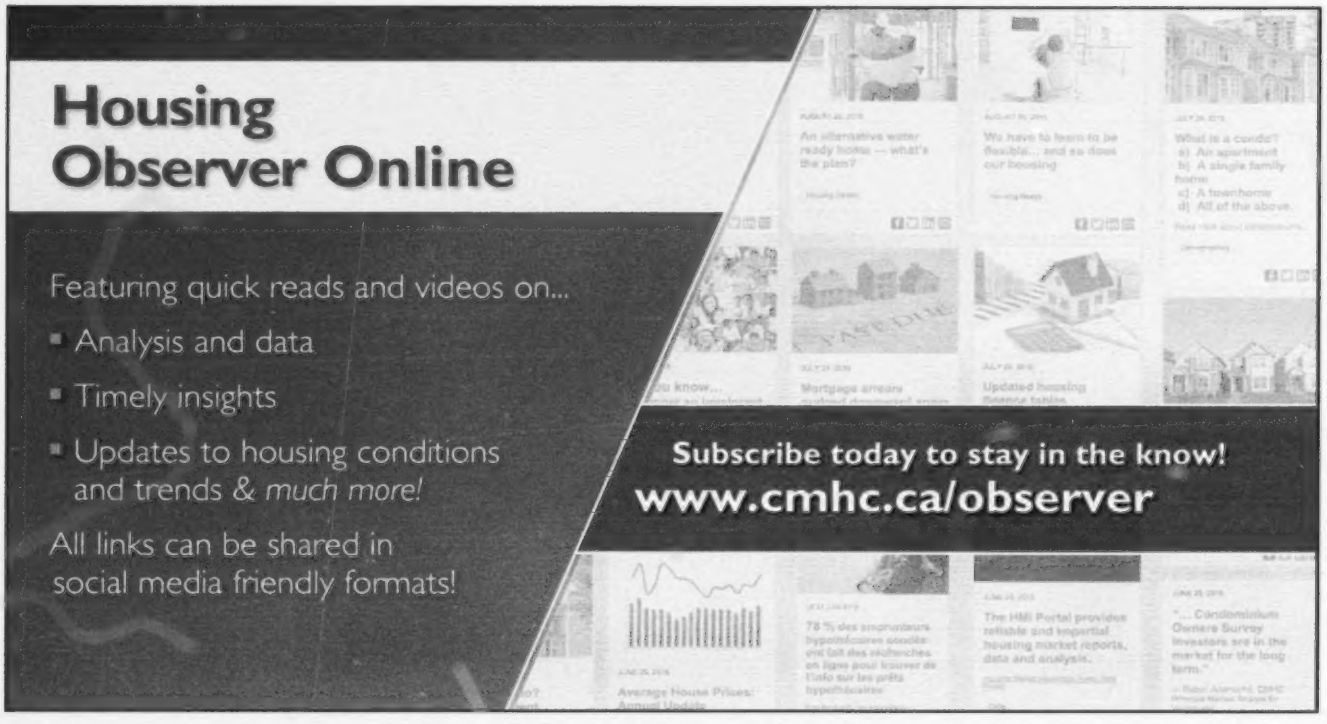
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

**SUBSCRIBE NOW!**

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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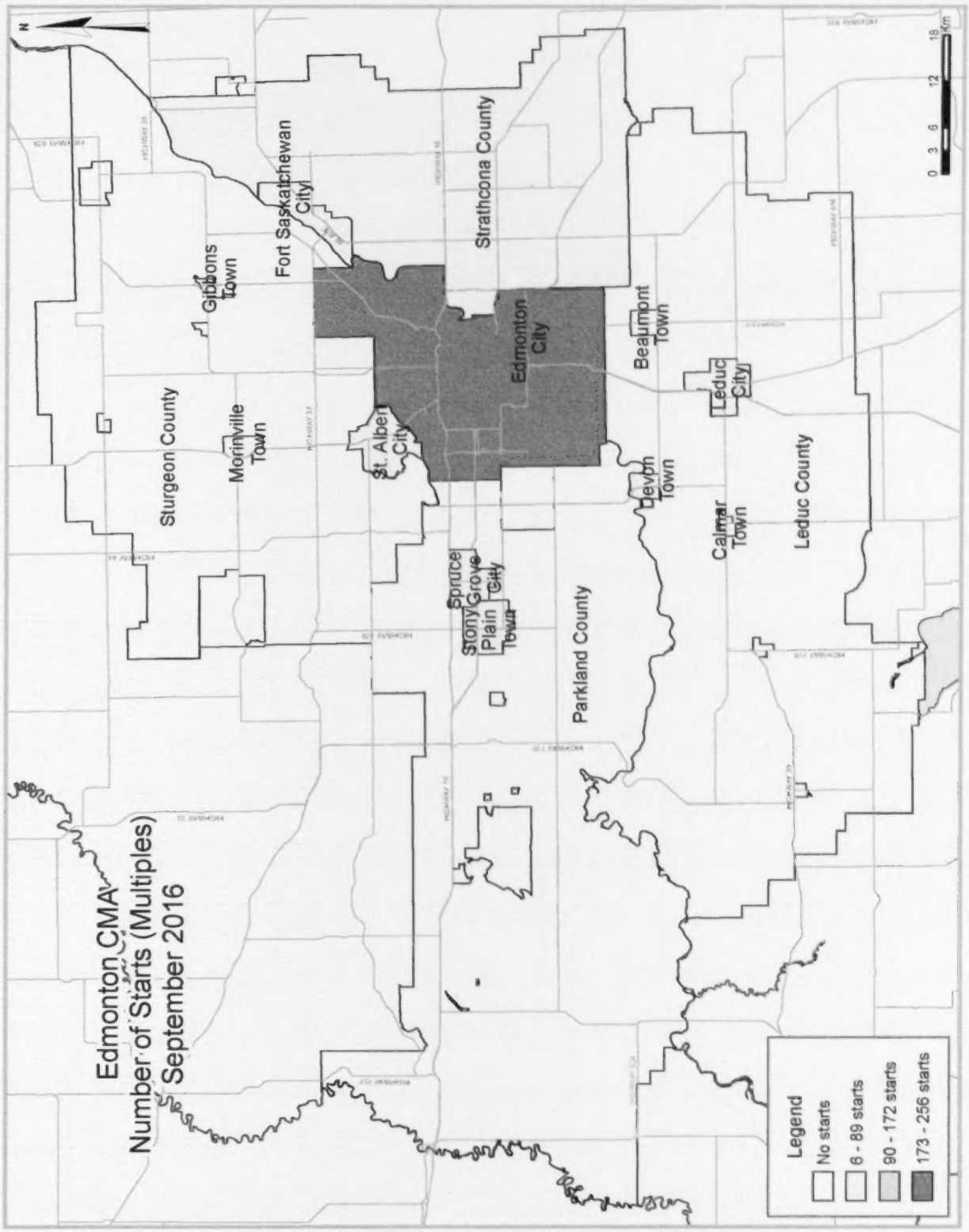
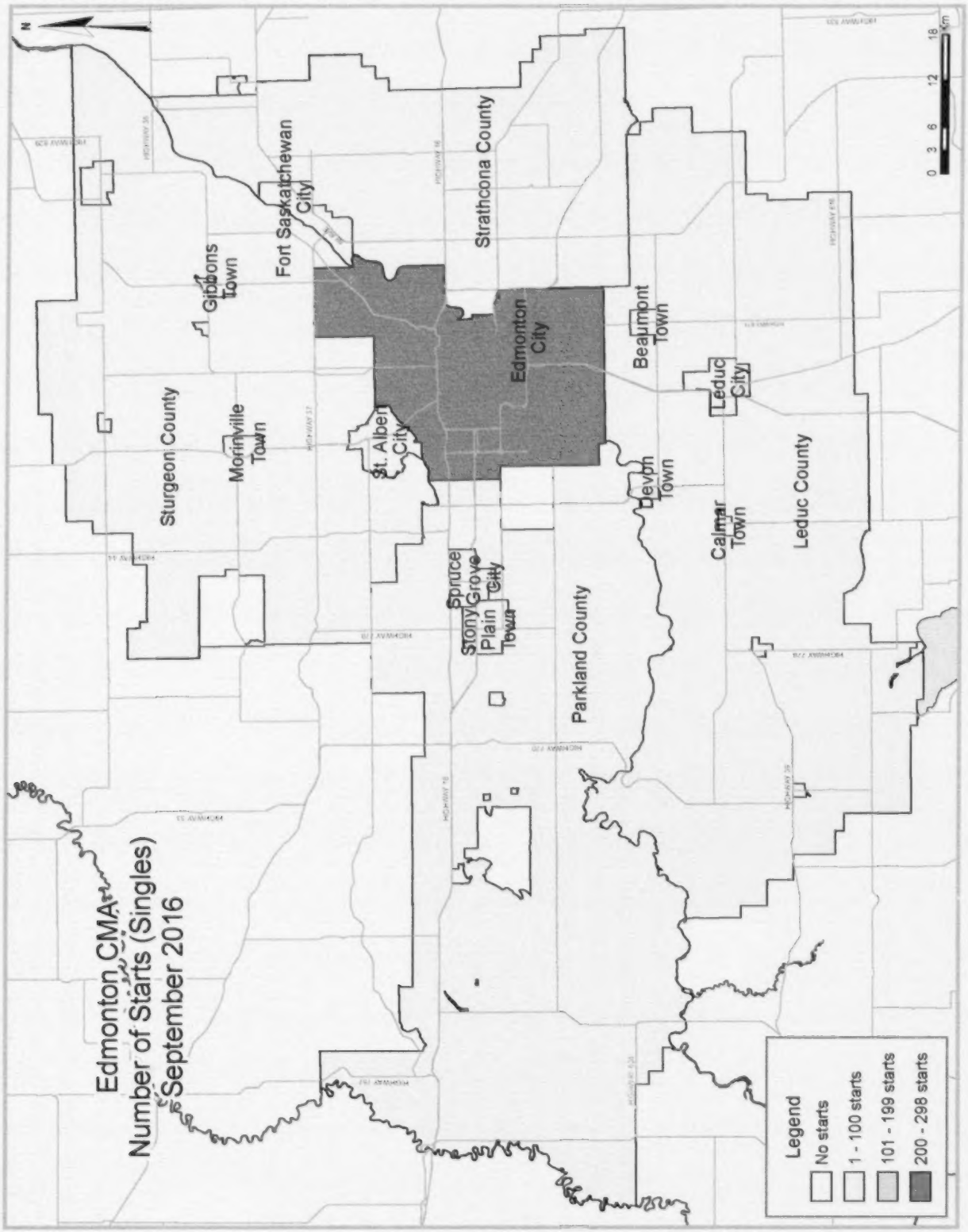
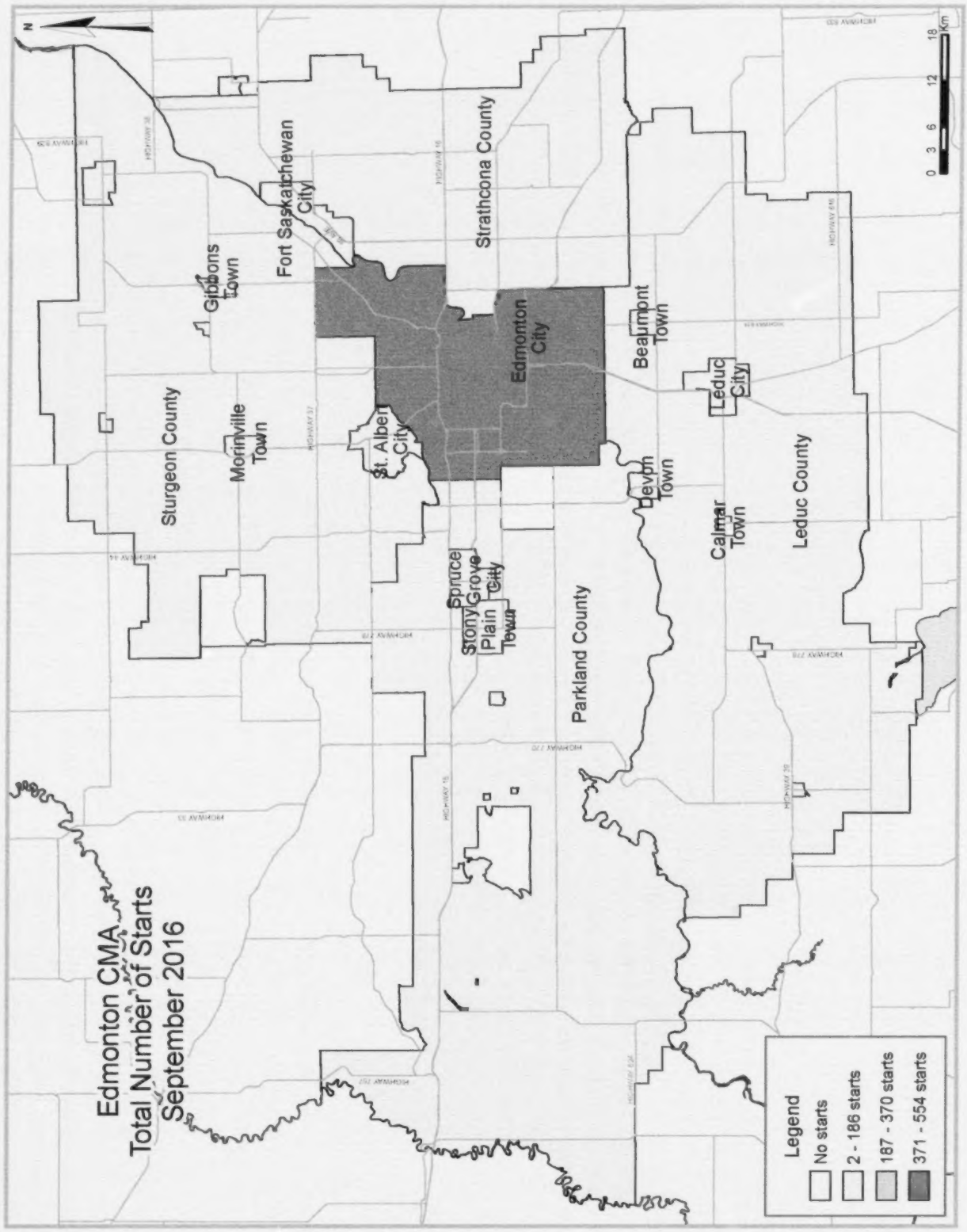
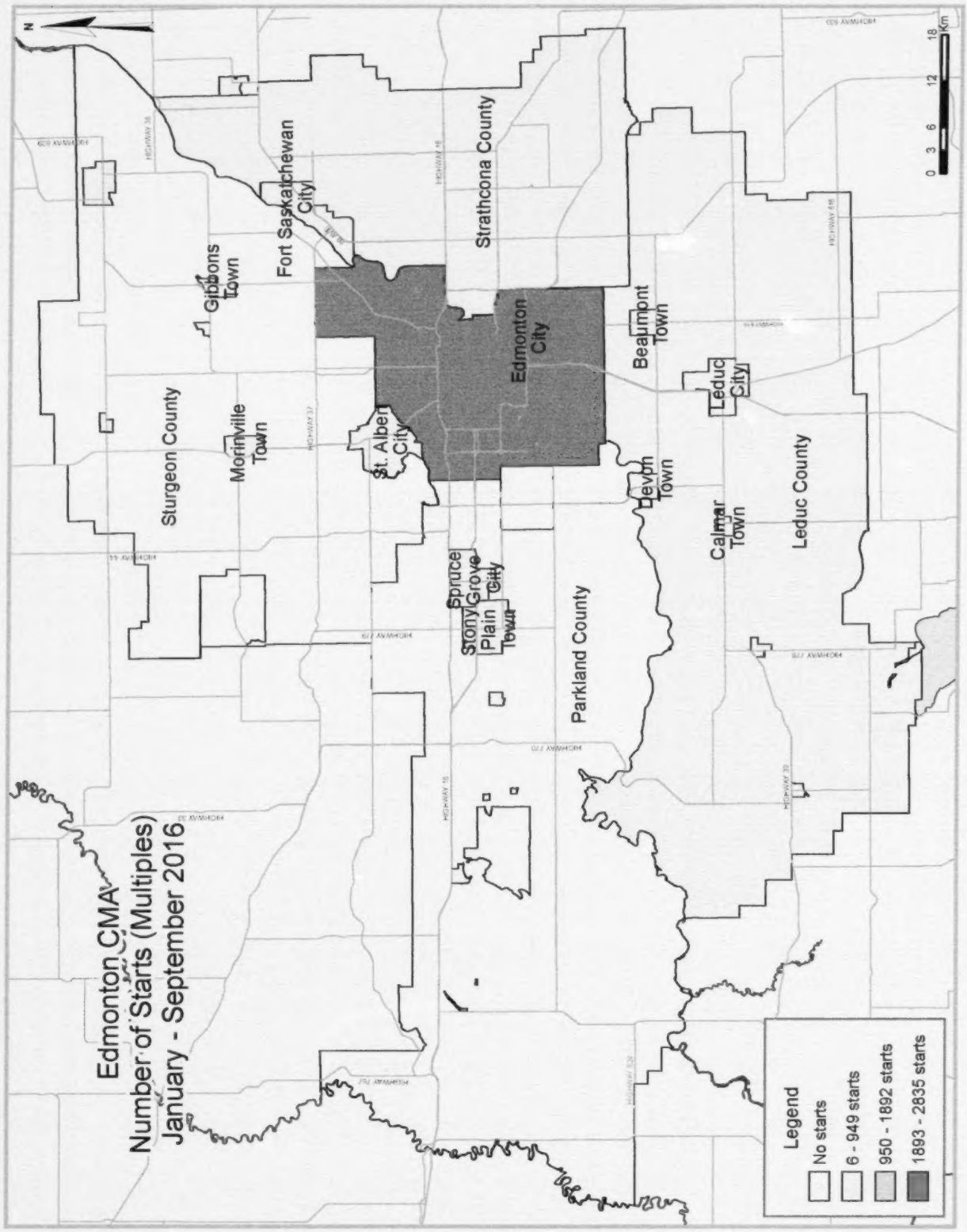
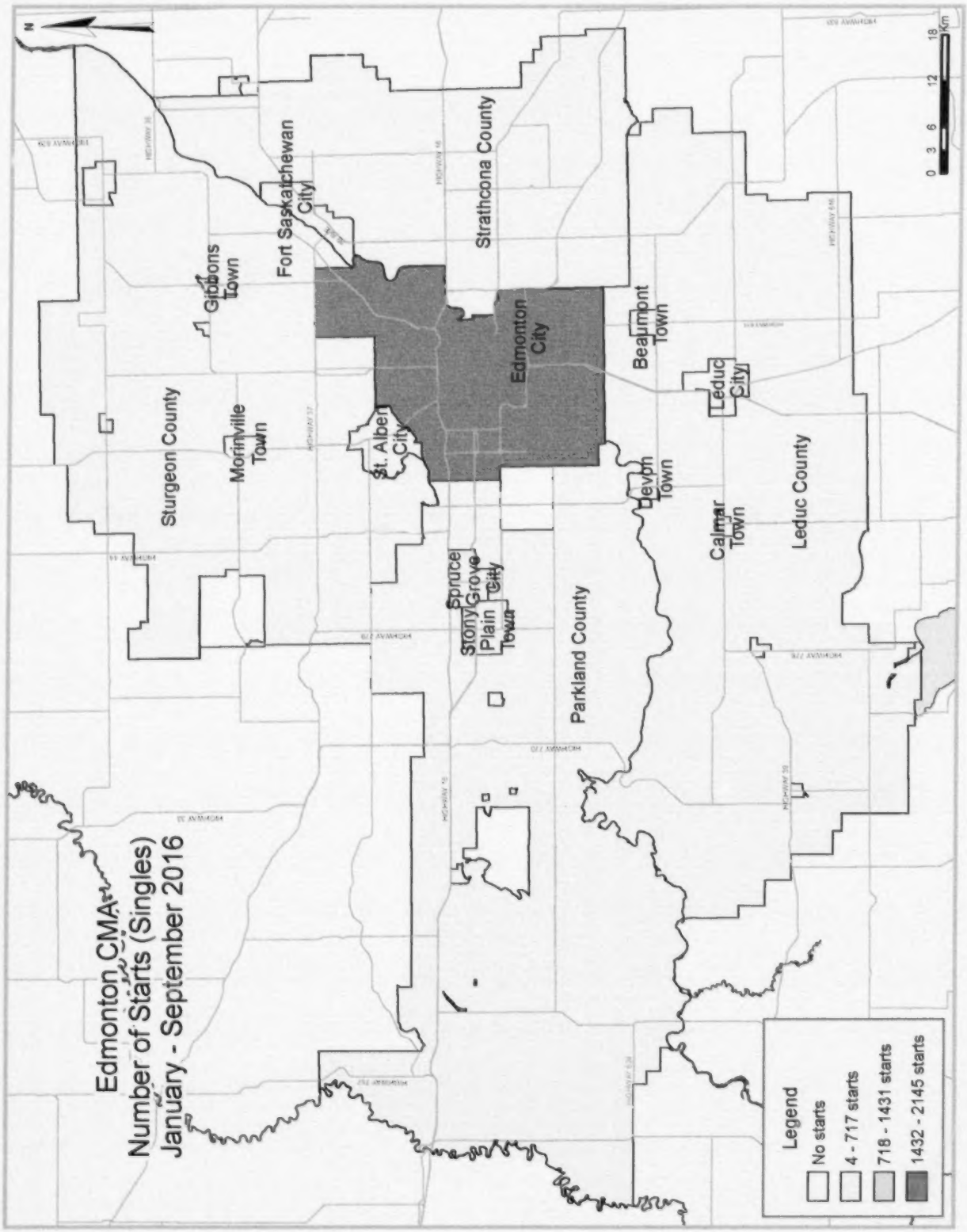
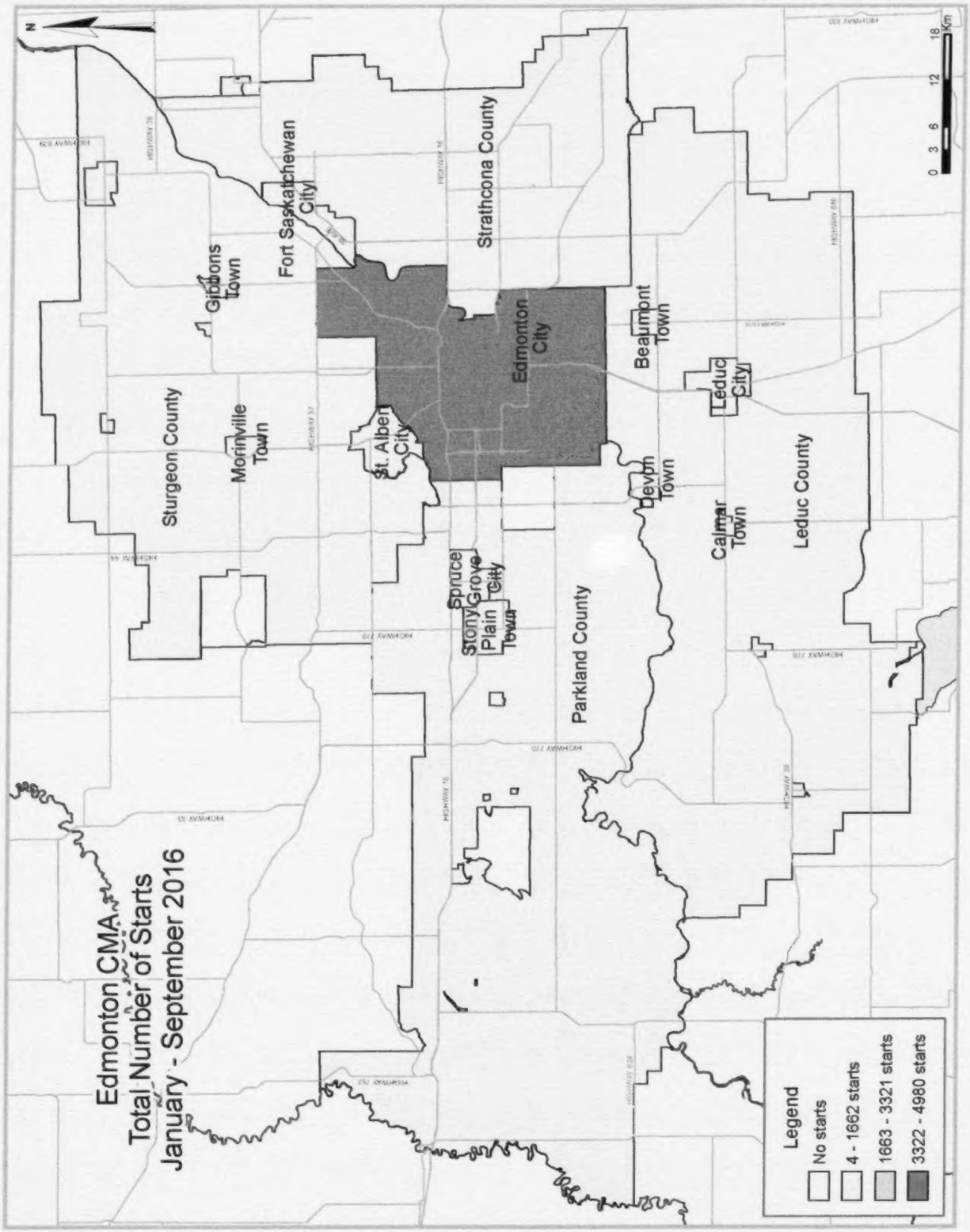

Edmonton CMA
Number of Starts (Multiples)
September 2016
Legend
No starts
6 - 89 starts
90 - 172 starts
173 - 256 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Leduc City
Calmar Town
Leduc County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
September 2016
Legend
No starts
1 - 100 starts
101 - 199 starts
200 - 298 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
September 2016
Legend
No starts
2 - 186 starts
187 - 370 starts
371 - 554 starts
Km
0 3 6 12 18
N
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - September 2016
Legend
No starts
6 - 949 starts
950 - 1892 starts
1893 - 2835 starts
Km
0 3 6 12 18
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - September 2016
Legend
No starts
4 - 717 starts
718 - 1431 starts
1432 - 2145 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Leduc County
Devon Town
Calmar Town
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - September 2016
Legend
No starts
4 - 1662 starts
1663 - 3321 starts
3322 - 4980 starts
Km
0 3 6 12 18
N
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

| | |
|---|---|
| 1 | Housing Starts (SAAR and Trend) |
| 1.1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.2 | Housing Activity Summary by Submarket |
| 1.3 | History of Housing Activity (once a year) |
| 2.2 | Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
| 2.5 | Starts by Submarket and by Intended Market – Year-to-Date |
| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

| Table 1: Housing Starts (SAAR and Trend) September 2016 | | |
|---|---|---|
| **Edmonton CMA**[1] | August 2016 | September 2016 |
| Trend[2] | 10,048 | 9,742 |
| SAAR | 7,276 | 9,277 |
| | September 2015 | September 2016 |
| Actual | | |
| September - Single-Detached | 452 | 469 |
| September - Multiples | 694 | 353 |
| September - Total | 1,146 | 822 |
| January to September - Single-Detached | 4,495 | 3,077 |
| January to September - Multiples | 9,004 | 4,085 |
| January to September - Total | 13,499 | 7,162 |

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

## Table 1.1: Housing Activity Summary of Edmonton CMA
## September 2016

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| September 2016 | 469 | 188 | 54 | 0 | 94 | 12 | 0 | 5 | 822 |
| September 2015 | 448 | 174 | 30 | 2 | 29 | 345 | 91 | 27 | 1,146 |
| % Change | 4.7 | 8.0 | 80.0 | -100.0 | ** | -96.5 | -100.0 | -81.5 | -28.3 |
| Year-to-date 2016 | 3,071 | 1,386 | 351 | 6 | 588 | 947 | 115 | 698 | 7,162 |
| Year-to-date 2015 | 4,467 | 1,804 | 609 | 26 | 966 | 3,386 | 205 | 2,036 | 13,499 |
| % Change | -31.3 | -23.2 | -42.4 | -76.9 | -39.1 | -72.0 | -43.9 | -65.7 | -46.9 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| September 2016 | 2,538 | 1,074 | 333 | 6 | 633 | 3,030 | 229 | 2,056 | 9,899 |
| September 2015 | 3,935 | 1,660 | 517 | 7 | 931 | 5,311 | 330 | 3,028 | 15,719 |
| % Change | -35.5 | -35.3 | -35.6 | -14.3 | -32.0 | -42.9 | -30.6 | -32.1 | -37.0 |
| **COMPLETIONS** | | | | | | | | | |
| September 2016 | 341 | 194 | 29 | 0 | 109 | 200 | 65 | 571 | 1,509 |
| September 2015 | 519 | 154 | 47 | 1 | 132 | 580 | 8 | 203 | 1,644 |
| % Change | -34.3 | 26.0 | -38.3 | -100.0 | -17.4 | -65.5 | ** | 181.3 | -8.2 |
| Year-to-date 2016 | 3,860 | 1,718 | 359 | 5 | 791 | 2,155 | 375 | 2,873 | 12,136 |
| Year-to-date 2015 | 5,211 | 1,782 | 402 | 13 | 911 | 1,913 | 93 | 1,975 | 12,300 |
| % Change | -25.9 | -3.6 | -10.7 | -61.5 | -13.2 | 12.7 | ** | 45.5 | -1.3 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| September 2016 | 643 | 368 | 79 | 3 | 204 | 543 | n/a | n/a | 1,840 |
| September 2015 | 625 | 309 | 31 | 0 | 65 | 239 | n/a | n/a | 1,269 |
| % Change | 2.9 | 19.1 | 154.8 | n/a | ** | 127.2 | n/a | n/a | 45.0 |
| **ABSORBED** | | | | | | | | | |
| September 2016 | 402 | 211 | 47 | 0 | 101 | 212 | n/a | n/a | 973 |
| September 2015 | 492 | 143 | 29 | 2 | 120 | 521 | n/a | n/a | 1,307 |
| % Change | -18.3 | 47.6 | 62.1 | -100.0 | -15.8 | -59.3 | n/a | n/a | -25.6 |
| Year-to-date 2016 | 3,988 | 1,745 | 328 | 2 | 601 | 1,921 | n/a | n/a | 8,585 |
| Year-to-date 2015 | 5,107 | 1,701 | 281 | 14 | 864 | 1,821 | n/a | n/a | 9,788 |
| % Change | -21.9 | 2.6 | 16.7 | -85.7 | -30.4 | 5.5 | n/a | n/a | -12.3 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## September 2016

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| September 2016 | 298 | 120 | 54 | 0 | 73 | 4 | 0 | 5 | 554 |
| September 2015 | 299 | 134 | 14 | 2 | 14 | 345 | 39 | 27 | 874 |
| **Beaumont Town** | | | | | | | | | |
| September 2016 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| September 2015 | 13 | 12 | 0 | 0 | 0 | 0 | 36 | 0 | 61 |
| **Devon Town** | | | | | | | | | |
| September 2016 | 1 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| September 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Fort Saskatchewan City** | | | | | | | | | |
| September 2016 | 11 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| September 2015 | 7 | 0 | 0 | 0 | 9 | 0 | 14 | 0 | 30 |
| **Leduc City** | | | | | | | | | |
| September 2016 | 15 | 6 | 0 | 0 | 7 | 0 | 0 | 0 | 28 |
| September 2015 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Leduc County** | | | | | | | | | |
| September 2016 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| September 2015 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| **Morinville Town** | | | | | | | | | |
| September 2016 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| September 2015 | 6 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| **Parkland County** | | | | | | | | | |
| September 2016 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| September 2015 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Spruce Grove City** | | | | | | | | | |
| September 2016 | 30 | 18 | 0 | 0 | 4 | 0 | 0 | 0 | 52 |
| September 2015 | 13 | 8 | 16 | 0 | 0 | 0 | 0 | 0 | 37 |
| **St. Albert City** | | | | | | | | | |
| September 2016 | 18 | 8 | 0 | 0 | 8 | 8 | 0 | 0 | 42 |
| September 2015 | 14 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 18 |
| **Stony Plain Town** | | | | | | | | | |
| September 2016 | 7 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| September 2015 | 5 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| **Strathcona County** | | | | | | | | | |
| September 2016 | 26 | 4 | 0 | 0 | 2 | 0 | 0 | 0 | 32 |
| September 2015 | 30 | 6 | 0 | 0 | 6 | 0 | 0 | 0 | 42 |
| **Sturgeon County** | | | | | | | | | |
| September 2016 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| September 2015 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| **Remainder of the CMA** | | | | | | | | | |
| September 2016 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| September 2015 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **First Nations** | | | | | | | | | |
| September 2016 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| September 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | | | | | | | | | |
| September 2016 | 469 | 188 | 54 | 0 | 94 | 12 | 0 | 5 | 822 |
| September 2015 | 448 | 174 | 30 | 2 | 29 | 345 | 91 | 27 | 1,146 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## September 2016

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| September 2016 | 1,683 | 742 | 266 | 5 | 536 | 2,634 | 116 | 1,527 | 7,509 |
| September 2015 | 2,618 | 1,218 | 430 | 5 | 740 | 4,488 | 120 | 2,537 | 12,156 |
| **Beaumont Town** | | | | | | | | | |
| September 2016 | 118 | 24 | 7 | 0 | 0 | 0 | 0 | 0 | 149 |
| September 2015 | 122 | 34 | 24 | 0 | 0 | 8 | 36 | 126 | 350 |
| **Devon Town** | | | | | | | | | |
| September 2016 | 7 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| September 2015 | 6 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **Fort Saskatchewan City** | | | | | | | | | |
| September 2016 | 47 | 52 | 8 | 0 | 0 | 0 | 0 | 0 | 107 |
| September 2015 | 108 | 90 | 3 | 0 | 26 | 0 | 89 | 96 | 412 |
| **Leduc City** | | | | | | | | | |
| September 2016 | 75 | 44 | 16 | 0 | 16 | 0 | 4 | 90 | 245 |
| September 2015 | 179 | 50 | 29 | 0 | 26 | 160 | 8 | 90 | 542 |
| **Leduc County** | | | | | | | | | |
| September 2016 | 76 | 4 | 3 | 0 | 0 | 0 | 0 | 0 | 83 |
| September 2015 | 108 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 108 |
| **Morinville Town** | | | | | | | | | |
| September 2016 | 13 | 8 | 0 | 0 | 0 | 3 | 0 | 0 | 24 |
| September 2015 | 32 | 18 | 0 | 0 | 0 | 0 | 0 | 36 | 86 |
| **Parkland County** | | | | | | | | | |
| September 2016 | 99 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 99 |
| September 2015 | 128 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 130 |
| **Spruce Grove City** | | | | | | | | | |
| September 2016 | 88 | 72 | 26 | 0 | 29 | 0 | 38 | 0 | 253 |
| September 2015 | 152 | 138 | 27 | 0 | 39 | 140 | 0 | 0 | 496 |
| **St. Albert City** | | | | | | | | | |
| September 2016 | 74 | 48 | 0 | 0 | 30 | 325 | 0 | 197 | 674 |
| September 2015 | 106 | 36 | 0 | 0 | 54 | 119 | 2 | 110 | 427 |
| **Stony Plain Town** | | | | | | | | | |
| September 2016 | 41 | 24 | 0 | 0 | 4 | 12 | 71 | 66 | 218 |
| September 2015 | 48 | 28 | 0 | 0 | 16 | 122 | 71 | 0 | 285 |
| **Strathcona County** | | | | | | | | | |
| September 2016 | 118 | 44 | 3 | 1 | 18 | 56 | 0 | 172 | 412 |
| September 2015 | 203 | 42 | 0 | 2 | 30 | 274 | 0 | 29 | 580 |
| **Sturgeon County** | | | | | | | | | |
| September 2016 | 67 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 67 |
| September 2015 | 84 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 84 |
| **Remainder of the CMA** | | | | | | | | | |
| September 2016 | 32 | 4 | 4 | 0 | 0 | 0 | 0 | 4 | 44 |
| September 2015 | 41 | 2 | 4 | 0 | 0 | 0 | 4 | 4 | 55 |
| **First Nations** | | | | | | | | | |
| September 2016 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| September 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | | | | | | | | | |
| September 2016 | 2,538 | 1,074 | 333 | 6 | 633 | 3,030 | 229 | 2,056 | 9,899 |
| September 2015 | 3,935 | 1,660 | 517 | 7 | 931 | 5,311 | 330 | 3,028 | 15,719 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## September 2016

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| September 2016 | 215 | 130 | 25 | 0 | 91 | 200 | 65 | 447 | 1,173 |
| September 2015 | 351 | 100 | 47 | 1 | 107 | 580 | 3 | 125 | 1,314 |
| **Beaumont Town** | | | | | | | | | |
| September 2016 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| September 2015 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Devon Town** | | | | | | | | | |
| September 2016 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| September 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Fort Saskatchewan City** | | | | | | | | | |
| September 2016 | 11 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| September 2015 | 35 | 16 | 0 | 0 | 0 | 0 | 5 | 0 | 56 |
| **Leduc City** | | | | | | | | | |
| September 2016 | 12 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| September 2015 | 3 | 2 | 0 | 0 | 17 | 0 | 0 | 14 | 36 |
| **Leduc County** | | | | | | | | | |
| September 2016 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| September 2015 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| **Morinville Town** | | | | | | | | | |
| September 2016 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| September 2015 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Parkland County** | | | | | | | | | |
| September 2016 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| September 2015 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Spruce Grove City** | | | | | | | | | |
| September 2016 | 12 | 14 | 4 | 0 | 4 | 0 | 0 | 0 | 34 |
| September 2015 | 23 | 18 | 0 | 0 | 4 | 0 | 0 | 0 | 45 |
| **St. Albert City** | | | | | | | | | |
| September 2016 | 26 | 20 | 0 | 0 | 14 | 0 | 0 | 0 | 60 |
| September 2015 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| **Stony Plain Town** | | | | | | | | | |
| September 2016 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| September 2015 | 11 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **Strathcona County** | | | | | | | | | |
| September 2016 | 23 | 6 | 0 | 0 | 0 | 0 | 0 | 124 | 153 |
| September 2015 | 18 | 10 | 0 | 0 | 4 | 0 | 0 | 64 | 96 |
| **Sturgeon County** | | | | | | | | | |
| September 2016 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| September 2015 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Remainder of the CMA** | | | | | | | | | |
| September 2016 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| September 2015 | 12 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| **First Nations** | | | | | | | | | |
| September 2016 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| September 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | | | | | | | | | |
| September 2016 | 341 | 194 | 29 | 0 | 109 | 200 | 65 | 571 | 1,509 |
| September 2015 | 519 | 154 | 47 | 1 | 132 | 580 | 8 | 203 | 1,644 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## September 2016

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| September 2016 | 376 | 218 | 35 | 3 | 129 | 461 | n/a | n/a | 1,222 |
| September 2015 | 338 | 151 | 17 | 0 | 21 | 211 | n/a | n/a | 738 |
| **Beaumont Town** | | | | | | | | | |
| September 2016 | 25 | 10 | 8 | 0 | 0 | 8 | n/a | n/a | 51 |
| September 2015 | 21 | 0 | 3 | 0 | 0 | 0 | n/a | n/a | 24 |
| **Devon Town** | | | | | | | | | |
| September 2016 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| September 2015 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Fort Saskatchewan City** | | | | | | | | | |
| September 2016 | 35 | 38 | 4 | 0 | 9 | 0 | n/a | n/a | 86 |
| September 2015 | 62 | 35 | 2 | 0 | 1 | 0 | n/a | n/a | 100 |
| **Leduc City** | | | | | | | | | |
| September 2016 | 48 | 9 | 6 | 0 | 14 | 0 | n/a | n/a | 77 |
| September 2015 | 50 | 21 | 0 | 0 | 9 | 0 | n/a | n/a | 80 |
| **Leduc County** | | | | | | | | | |
| September 2016 | 9 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 9 |
| September 2015 | 5 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| **Morinville Town** | | | | | | | | | |
| September 2016 | 11 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 13 |
| September 2015 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| **Parkland County** | | | | | | | | | |
| September 2016 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| September 2015 | 4 | 1 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| **Spruce Grove City** | | | | | | | | | |
| September 2016 | 37 | 47 | 17 | 0 | 7 | 45 | n/a | n/a | 153 |
| September 2015 | 40 | 54 | 3 | 0 | 8 | 28 | n/a | n/a | 133 |
| **St. Albert City** | | | | | | | | | |
| September 2016 | 33 | 22 | 0 | 0 | 10 | 0 | n/a | n/a | 65 |
| September 2015 | 32 | 13 | 0 | 0 | 3 | 0 | n/a | n/a | 48 |
| **Stony Plain Town** | | | | | | | | | |
| September 2016 | 20 | 17 | 5 | 0 | 11 | 0 | n/a | n/a | 53 |
| September 2015 | 28 | 21 | 6 | 0 | 5 | 0 | n/a | n/a | 60 |
| **Strathcona County** | | | | | | | | | |
| September 2016 | 26 | 5 | 3 | 0 | 22 | 29 | n/a | n/a | 85 |
| September 2015 | 32 | 13 | 0 | 0 | 18 | 0 | n/a | n/a | 63 |
| **Sturgeon County** | | | | | | | | | |
| September 2016 | 5 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| September 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Remainder of the CMA** | | | | | | | | | |
| September 2016 | 9 | 0 | 1 | 0 | 2 | 0 | n/a | n/a | 12 |
| September 2015 | 5 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| **First Nations** | | | | | | | | | |
| September 2016 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| September 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Edmonton CMA** | | | | | | | | | |
| September 2016 | 643 | 368 | 79 | 3 | 204 | 543 | n/a | n/a | 1,840 |
| September 2015 | 625 | 309 | 31 | 0 | 65 | 239 | n/a | n/a | 1,269 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## September 2016

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| September 2016 | 265 | 148 | 37 | 0 | 81 | 211 | n/a | n/a | 742 |
| September 2015 | 324 | 94 | 27 | 2 | 95 | 520 | n/a | n/a | 1,062 |
| **Beaumont Town** | | | | | | | | | |
| September 2016 | 14 | 3 | 0 | 0 | 0 | 0 | n/a | n/a | 17 |
| September 2015 | 5 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| **Devon Town** | | | | | | | | | |
| September 2016 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| September 2015 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Fort Saskatchewan City** | | | | | | | | | |
| September 2016 | 17 | 19 | 0 | 0 | 3 | 0 | n/a | n/a | 39 |
| September 2015 | 22 | 7 | 0 | 0 | 0 | 0 | n/a | n/a | 29 |
| **Leduc City** | | | | | | | | | |
| September 2016 | 13 | 6 | 0 | 0 | 0 | 0 | n/a | n/a | 19 |
| September 2015 | 12 | 7 | 2 | 0 | 15 | 0 | n/a | n/a | 36 |
| **Leduc County** | | | | | | | | | |
| September 2016 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| September 2015 | 26 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 26 |
| **Morinville Town** | | | | | | | | | |
| September 2016 | 4 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 6 |
| September 2015 | 6 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 6 |
| **Parkland County** | | | | | | | | | |
| September 2016 | 12 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 12 |
| September 2015 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| **Spruce Grove City** | | | | | | | | | |
| September 2016 | 16 | 14 | 10 | 0 | 4 | 0 | n/a | n/a | 44 |
| September 2015 | 23 | 18 | 0 | 0 | 4 | 1 | n/a | n/a | 46 |
| **St. Albert City** | | | | | | | | | |
| September 2016 | 23 | 11 | 0 | 0 | 9 | 0 | n/a | n/a | 43 |
| September 2015 | 16 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 16 |
| **Stony Plain Town** | | | | | | | | | |
| September 2016 | 7 | 2 | 0 | 0 | 1 | 0 | n/a | n/a | 10 |
| September 2015 | 10 | 3 | 0 | 0 | 0 | 0 | n/a | n/a | 13 |
| **Strathcona County** | | | | | | | | | |
| September 2016 | 21 | 6 | 0 | 0 | 3 | 1 | n/a | n/a | 31 |
| September 2015 | 18 | 10 | 0 | 0 | 6 | 0 | n/a | n/a | 34 |
| **Sturgeon County** | | | | | | | | | |
| September 2016 | 6 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 6 |
| September 2015 | 10 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 10 |
| **Remainder of the CMA** | | | | | | | | | |
| September 2016 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| September 2015 | 12 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 14 |
| **First Nations** | | | | | | | | | |
| September 2016 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| September 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Edmonton CMA** | | | | | | | | | |
| September 2016 | 402 | 211 | 47 | 0 | 101 | 212 | n/a | n/a | 973 |
| September 2015 | 492 | 143 | 29 | 2 | 120 | 521 | n/a | n/a | 1,307 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.3: History of Housing Starts of Edmonton CMA 2006 - 2015

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2015 | 5,655 | 2,274 | 682 | 26 | 1,211 | 4,332 | 277 | 2,593 | 17,050 |
| % Change | -17.2 | -10.2 | 65.9 | ** | 38.7 | 163.2 | ** | 71.3 | 22.9 |
| 2014 | 6,827 | 2,532 | 411 | 4 | 873 | 1,646 | 65 | 1,514 | 13,872 |
| % Change | 14.5 | 30.1 | -13.7 | -33.3 | -16.9 | -47.3 | -21.7 | -25.9 | -5.6 |
| 2013 | 5,964 | 1,946 | 476 | 6 | 1,050 | 3,121 | 83 | 2,043 | 14,689 |
| % Change | 5.5 | -1.9 | 144.1 | 50.0 | -1.0 | 57.4 | ** | 5.1 | 14.4 |
| 2012 | 5,654 | 1,984 | 195 | 4 | 1,061 | 1,983 | 12 | 1,944 | 12,837 |
| % Change | 13.0 | 59.0 | 50.0 | -73.3 | 45.7 | 42.5 | 200.0 | 139.1 | 37.6 |
| 2011 | 5,002 | 1,248 | 130 | 15 | 728 | 1,392 | 4 | 813 | 9,332 |
| % Change | -17.4 | 7.8 | 4.0 | 87.5 | -12.1 | -4.9 | -89.5 | 185.3 | -6.3 |
| 2010 | 6,054 | 1,158 | 125 | 8 | 828 | 1,463 | 38 | 285 | 9,959 |
| % Change | 55.9 | 25.3 | -9.4 | -42.9 | 36.2 | ** | ** | -2.7 | 57.7 |
| 2009 | 3,883 | 924 | 138 | 14 | 608 | 453 | 4 | 293 | 6,317 |
| % Change | 49.1 | 50.5 | 200.0 | ** | -18.6 | -81.9 | -81.0 | ** | -4.5 |
| 2008 | 2,604 | 614 | 46 | 2 | 747 | 2,507 | 21 | 74 | 6,615 |
| % Change | -65.9 | -51.7 | -11.5 | -93.1 | -54.6 | -35.0 | -44.7 | -79.2 | -55.6 |
| 2007 | 7,644 | 1,270 | 52 | 29 | 1,644 | 3,856 | 38 | 355 | 14,888 |
| % Change | -15.4 | 18.0 | 6.1 | -3.3 | 54.4 | 11.9 | ** | 36.0 | -0.5 |
| 2006 | 9,032 | 1,076 | 49 | 30 | 1,065 | 3,445 | 12 | 261 | 14,970 |

Source: CMHC (Starts and Completions Survey)

## Table 2: Starts by Submarket and by Dwelling Type
## September 2016

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | % Change |
| Edmonton City | 298 | 301 | 124 | 138 | 123 | 63 | 9 | 372 | 554 | 874 | -36.6 |
| Beaumont Town | 28 | 13 | 0 | 12 | 0 | 36 | 0 | 0 | 28 | 61 | -54.1 |
| Calmar Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Devon Town | 1 | 1 | 6 | 0 | 0 | 0 | 0 | 0 | 7 | 1 | ** |
| Fort Saskatchewan City | 11 | 7 | 12 | 0 | 0 | 23 | 0 | 0 | 23 | 30 | -23.3 |
| Gibbons Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Leduc City | 15 | 20 | 6 | 0 | 7 | 0 | 0 | 0 | 28 | 20 | 40.0 |
| Leduc County | 6 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 16 | -62.5 |
| Morinville Town | 5 | 6 | 0 | 8 | 0 | 0 | 0 | 0 | 5 | 14 | -64.3 |
| Parkland County | 12 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 10 | 20.0 |
| Spruce Grove City | 30 | 13 | 22 | 8 | 0 | 16 | 0 | 0 | 52 | 37 | 40.5 |
| St. Albert City | 18 | 16 | 8 | 2 | 8 | 0 | 8 | 0 | 42 | 18 | 133.3 |
| Stony Plain Town | 7 | 5 | 14 | 4 | 0 | 0 | 0 | 0 | 21 | 9 | 133.3 |
| Strathcona County | 26 | 30 | 6 | 12 | 0 | 0 | 0 | 0 | 32 | 42 | -23.8 |
| Sturgeon County | 10 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 11 | -9.1 |
| Remainder of the CMA | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 100.0 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Edmonton CMA** | 469 | 452 | 198 | 184 | 138 | 138 | 17 | 372 | 822 | 1,146 | -28.3 |

## Table 2.1: Starts by Submarket and by Dwelling Type
## January - September 2016

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | % Change |
| Edmonton City | 2,145 | 3,114 | 988 | 1,386 | 831 | 1,306 | 1,016 | 4,691 | 4,980 | 10,497 | -52.6 |
| Beaumont Town | 107 | 109 | 24 | 34 | 4 | 63 | 0 | 134 | 135 | 340 | -60.3 |
| Calmar Town | 4 | 11 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 15 | -73.3 |
| Devon Town | 7 | 5 | 8 | 2 | 0 | 0 | 0 | 0 | 15 | 7 | 114.3 |
| Fort Saskatchewan City | 67 | 144 | 84 | 132 | 12 | 79 | 48 | 96 | 211 | 451 | -53.2 |
| Gibbons Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Leduc City | 79 | 157 | 48 | 52 | 26 | 67 | 0 | 14 | 153 | 290 | -47.2 |
| Leduc County | 65 | 102 | 4 | 0 | 3 | 0 | 0 | 0 | 72 | 102 | -29.4 |
| Morinville Town | 19 | 34 | 8 | 18 | 0 | 4 | 0 | 0 | 27 | 56 | -51.8 |
| Parkland County | 95 | 118 | 0 | 0 | 0 | 0 | 0 | 0 | 95 | 118 | -19.5 |
| Spruce Grove City | 115 | 189 | 96 | 148 | 63 | 41 | 0 | 72 | 274 | 450 | -39.1 |
| St. Albert City | 87 | 121 | 86 | 42 | 37 | 5 | 406 | 16 | 616 | 184 | ** |
| Stony Plain Town | 48 | 77 | 28 | 52 | 3 | 45 | 3 | 150 | 82 | 324 | -74.7 |
| Strathcona County | 136 | 211 | 72 | 100 | 9 | 0 | 172 | 245 | 389 | 556 | -30.0 |
| Sturgeon County | 83 | 82 | 0 | 0 | 0 | 0 | 0 | 0 | 83 | 82 | 1.2 |
| Remainder of the CMA | 20 | 20 | 2 | 2 | 4 | 0 | 0 | 4 | 26 | 26 | 0.0 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Edmonton CMA** | 3,077 | 4,495 | 1,448 | 1,968 | 992 | 1,614 | 1,645 | 5,422 | 7,162 | 13,499 | -46.9 |

Source: CMHC (Starts and Completions Survey)

## Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
## September 2016

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 |
| Edmonton City | 123 | 24 | 0 | 39 | 4 | 345 | 5 | 27 |
| Beaumont Town | 0 | 0 | 0 | 36 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 9 | 0 | 14 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 8 | 0 | 0 | 0 | 8 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 138 | 49 | 0 | 89 | 12 | 345 | 5 | 27 |

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - September 2016

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 |
| Edmonton City | 731 | 1,197 | 100 | 109 | 538 | 2,924 | 478 | 1,767 |
| Beaumont Town | 4 | 27 | 0 | 36 | 0 | 8 | 0 | 126 |
| Calmar Town | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 12 | 25 | 0 | 54 | 0 | 0 | 48 | 96 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 26 | 67 | 0 | 0 | 0 | 0 | 0 | 14 |
| Leduc County | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 63 | 41 | 0 | 0 | 0 | 72 | 0 | 0 |
| St. Albert City | 22 | 5 | 15 | 0 | 406 | 16 | 0 | 0 |
| Stony Plain Town | 3 | 45 | 0 | 0 | 3 | 150 | 0 | 0 |
| Strathcona County | 9 | 0 | 0 | 0 | 0 | 216 | 172 | 29 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 877 | 1,411 | 115 | 203 | 947 | 3,386 | 698 | 2,036 |

Source: CMHC (Starts and Completions Survey)

## Table 2.4: Starts by Submarket and by Intended Market
## September 2016

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 |
| Edmonton City | 472 | 447 | 77 | 361 | 5 | 66 | 554 | 874 |
| Beaumont Town | 28 | 25 | 0 | 0 | 0 | 36 | 28 | 61 |
| Calmar Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Devon Town | 7 | 1 | 0 | 0 | 0 | 0 | 7 | 1 |
| Fort Saskatchewan City | 23 | 7 | 0 | 9 | 0 | 14 | 23 | 30 |
| Gibbons Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Leduc City | 21 | 20 | 7 | 0 | 0 | 0 | 28 | 20 |
| Leduc County | 6 | 16 | 0 | 0 | 0 | 0 | 6 | 16 |
| Morinville Town | 5 | 14 | 0 | 0 | 0 | 0 | 5 | 14 |
| Parkland County | 12 | 10 | 0 | 0 | 0 | 0 | 12 | 10 |
| Spruce Grove City | 48 | 37 | 4 | 0 | 0 | 0 | 52 | 37 |
| St. Albert City | 26 | 16 | 16 | 0 | 0 | 2 | 42 | 18 |
| Stony Plain Town | 21 | 9 | 0 | 0 | 0 | 0 | 21 | 9 |
| Strathcona County | 30 | 36 | 2 | 6 | 0 | 0 | 32 | 42 |
| Sturgeon County | 10 | 11 | 0 | 0 | 0 | 0 | 10 | 11 |
| Remainder of the CMA | 2 | 1 | 0 | 0 | 0 | 0 | 2 | 1 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 711 | 652 | 106 | 376 | 5 | 118 | 822 | 1,146 |

## Table 2.5: Starts by Submarket and by Intended Market
## January - September 2016

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 |
| Edmonton City | 3,356 | 4,869 | 1,046 | 3,752 | 578 | 1,876 | 4,980 | 10,497 |
| Beaumont Town | 135 | 170 | 0 | 8 | 0 | 162 | 135 | 340 |
| Calmar Town | 4 | 11 | 0 | 0 | 0 | 4 | 4 | 15 |
| Devon Town | 15 | 7 | 0 | 0 | 0 | 0 | 15 | 7 |
| Fort Saskatchewan City | 163 | 275 | 0 | 26 | 48 | 150 | 211 | 451 |
| Gibbons Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Leduc City | 143 | 239 | 10 | 37 | 0 | 14 | 153 | 290 |
| Leduc County | 72 | 102 | 0 | 0 | 0 | 0 | 72 | 102 |
| Morinville Town | 27 | 52 | 0 | 4 | 0 | 0 | 27 | 56 |
| Parkland County | 95 | 118 | 0 | 0 | 0 | 0 | 95 | 118 |
| Spruce Grove City | 255 | 368 | 19 | 82 | 0 | 0 | 274 | 450 |
| St. Albert City | 159 | 157 | 442 | 25 | 15 | 2 | 616 | 184 |
| Stony Plain Town | 79 | 132 | 3 | 192 | 0 | 0 | 82 | 324 |
| Strathcona County | 196 | 275 | 21 | 252 | 172 | 29 | 389 | 556 |
| Sturgeon County | 83 | 82 | 0 | 0 | 0 | 0 | 83 | 82 |
| Remainder of the CMA | 26 | 22 | 0 | 0 | 0 | 4 | 26 | 26 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 4,808 | 6,880 | 1,541 | 4,378 | 813 | 2,241 | 7,162 | 13,499 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
## September 2016

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | % Change |
| Edmonton City | 215 | 352 | 130 | 108 | 181 | 149 | 647 | 705 | 1,173 | 1,314 | -10.7 |
| Beaumont Town | 10 | 5 | 0 | 2 | 0 | 0 | 0 | 0 | 10 | 7 | 42.9 |
| Calmar Town | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | -100.0 |
| Devon Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Fort Saskatchewan City | 11 | 35 | 16 | 16 | 0 | 5 | 0 | 0 | 27 | 56 | -51.8 |
| Gibbons Town | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Leduc City | 12 | 3 | 4 | 2 | 0 | 17 | 0 | 14 | 16 | 36 | -55.6 |
| Leduc County | 3 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 26 | -88.5 |
| Morinville Town | 4 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 6 | -33.3 |
| Parkland County | 12 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 6 | 100.0 |
| Spruce Grove City | 12 | 23 | 14 | 18 | 8 | 4 | 0 | 0 | 34 | 45 | -24.4 |
| St. Albert City | 26 | 12 | 28 | 0 | 6 | 0 | 0 | 0 | 60 | 12 | ** |
| Stony Plain Town | 2 | 11 | 4 | 4 | 0 | 0 | 0 | 0 | 6 | 15 | -60.0 |
| Strathcona County | 23 | 18 | 6 | 14 | 0 | 0 | 124 | 64 | 153 | 96 | 59.4 |
| Sturgeon County | 7 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 10 | -30.0 |
| Remainder of the CMA | 3 | 5 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 7 | -57.1 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Edmonton CMA** | 341 | 520 | 202 | 166 | 195 | 175 | 771 | 783 | 1,509 | 1,644 | -8.2 |

## Table 3.1: Completions by Submarket and by Dwelling Type
## January - September 2016

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | % Change |
| Edmonton City | 2,654 | 3,617 | 1,352 | 1,330 | 1,027 | 1,017 | 4,029 | 3,269 | 9,062 | 9,233 | -1.9 |
| Beaumont Town | 121 | 103 | 36 | 24 | 71 | 4 | 71 | 0 | 299 | 131 | 128.2 |
| Calmar Town | 8 | 21 | 0 | 0 | 4 | 0 | 0 | 0 | 12 | 21 | -42.9 |
| Devon Town | 3 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0.0 |
| Fort Saskatchewan City | 80 | 184 | 94 | 112 | 105 | 16 | 96 | 0 | 375 | 312 | 20.2 |
| Gibbons Town | 2 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 7 | -71.4 |
| Leduc City | 168 | 210 | 36 | 100 | 49 | 137 | 160 | 14 | 413 | 461 | -10.4 |
| Leduc County | 90 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 90 | 120 | -25.0 |
| Morinville Town | 38 | 63 | 16 | 2 | 0 | 11 | 36 | 0 | 90 | 76 | 18.4 |
| Parkland County | 104 | 113 | 0 | 4 | 0 | 0 | 0 | 0 | 104 | 117 | -11.1 |
| Spruce Grove City | 136 | 252 | 138 | 168 | 75 | 45 | 140 | 247 | 489 | 712 | -31.3 |
| St. Albert City | 122 | 148 | 64 | 40 | 61 | 7 | 110 | 150 | 357 | 345 | 3.5 |
| Stony Plain Town | 39 | 75 | 26 | 44 | 19 | 15 | 126 | 0 | 210 | 134 | 56.7 |
| Strathcona County | 187 | 193 | 52 | 88 | 8 | 20 | 260 | 208 | 507 | 509 | -0.4 |
| Sturgeon County | 93 | 96 | 0 | 0 | 0 | 0 | 0 | 0 | 93 | 96 | -3.1 |
| Remainder of the CMA | 20 | 19 | 0 | 2 | 8 | 0 | 0 | 0 | 28 | 21 | 33.3 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Edmonton CMA** | 3,865 | 5,226 | 1,816 | 1,914 | 1,427 | 1,272 | 5,028 | 3,888 | 12,136 | 12,300 | -1.3 |

Source: CMHC (Starts and Completions Survey)

## Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
## September 2016

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 |
| Edmonton City | 116 | 146 | 65 | 3 | 200 | 580 | 447 | 125 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 14 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 8 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 0 | 0 | 0 | 0 | 0 | 0 | 124 | 64 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 130 | 167 | 65 | 8 | 200 | 580 | 571 | 203 |

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
## January - September 2016

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 |
| Edmonton City | 850 | 1,004 | 177 | 13 | 2,079 | 1,913 | 1,950 | 1,356 |
| Beaumont Town | 6 | 4 | 65 | 0 | 8 | 0 | 63 | 0 |
| Calmar Town | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 32 | 4 | 73 | 12 | 0 | 0 | 96 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 49 | 73 | 0 | 64 | 0 | 0 | 160 | 14 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 11 | 0 | 0 | 0 | 0 | 36 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 71 | 45 | 4 | 0 | 68 | 0 | 72 | 247 |
| St. Albert City | 11 | 7 | 50 | 0 | 0 | 0 | 110 | 150 |
| Stony Plain Town | 19 | 15 | 0 | 0 | 0 | 0 | 126 | 0 |
| Strathcona County | 8 | 20 | 0 | 0 | 0 | 0 | 260 | 208 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 1,054 | 1,183 | 373 | 89 | 2,155 | 1,913 | 2,873 | 1,975 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**
**September 2016**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 | Sept 2016 | Sept 2015 |
| Edmonton City | 370 | 498 | 291 | 688 | 512 | 128 | 1,173 | 1,314 |
| Beaumont Town | 10 | 7 | 0 | 0 | 0 | 0 | 10 | 7 |
| Calmar Town | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 6 |
| Devon Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Fort Saskatchewan City | 27 | 51 | 0 | 0 | 0 | 5 | 27 | 56 |
| Gibbons Town | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Leduc City | 16 | 5 | 0 | 17 | 0 | 14 | 16 | 36 |
| Leduc County | 3 | 26 | 0 | 0 | 0 | 0 | 3 | 26 |
| Morinville Town | 4 | 6 | 0 | 0 | 0 | 0 | 4 | 6 |
| Parkland County | 12 | 6 | 0 | 0 | 0 | 0 | 12 | 6 |
| Spruce Grove City | 30 | 41 | 4 | 4 | 0 | 0 | 34 | 45 |
| St. Albert City | 46 | 12 | 14 | 0 | 0 | 0 | 60 | 12 |
| Stony Plain Town | 6 | 15 | 0 | 0 | 0 | 0 | 6 | 15 |
| Strathcona County | 29 | 28 | 0 | 4 | 124 | 64 | 153 | 96 |
| Sturgeon County | 7 | 10 | 0 | 0 | 0 | 0 | 7 | 10 |
| Remainder of the CMA | 3 | 7 | 0 | 0 | 0 | 0 | 3 | 7 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 564 | 720 | 309 | 713 | 636 | 211 | 1,509 | 1,644 |

**Table 3.5: Completions by Submarket and by Intended Market**
**January - September 2016**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 |
| Edmonton City | 4,179 | 5,203 | 2,754 | 2,657 | 2,129 | 1,373 | 9,062 | 9,233 |
| Beaumont Town | 163 | 131 | 8 | 0 | 128 | 0 | 299 | 131 |
| Calmar Town | 8 | 21 | 0 | 0 | 4 | 0 | 12 | 21 |
| Devon Town | 5 | 5 | 0 | 0 | 0 | 0 | 5 | 5 |
| Fort Saskatchewan City | 184 | 289 | 22 | 11 | 169 | 12 | 375 | 312 |
| Gibbons Town | 2 | 7 | 0 | 0 | 0 | 0 | 2 | 7 |
| Leduc City | 233 | 347 | 20 | 36 | 160 | 78 | 413 | 461 |
| Leduc County | 90 | 120 | 0 | 0 | 0 | 0 | 90 | 120 |
| Morinville Town | 54 | 68 | 0 | 8 | 36 | 0 | 90 | 76 |
| Parkland County | 104 | 117 | 0 | 0 | 0 | 0 | 104 | 117 |
| Spruce Grove City | 328 | 443 | 85 | 22 | 76 | 247 | 489 | 712 |
| St. Albert City | 178 | 168 | 19 | 27 | 160 | 150 | 357 | 345 |
| Stony Plain Town | 68 | 119 | 16 | 15 | 126 | 0 | 210 | 134 |
| Strathcona County | 224 | 240 | 23 | 61 | 260 | 208 | 507 | 509 |
| Sturgeon County | 93 | 96 | 0 | 0 | 0 | 0 | 93 | 96 |
| Remainder of the CMA | 24 | 21 | 4 | 0 | 0 | 0 | 28 | 21 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 5,937 | 7,395 | 2,951 | 2,837 | 3,248 | 2,068 | 12,136 | 12,300 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
### September 2016

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $400,000 | | $400,000 - $499,999 | | $500,000 - $599,999 | | $600,000 - $699,999 | | $700,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Edmonton City** | | | | | | | | | | | | | |
| September 2016 | 48 | 18.4 | 74 | 28.4 | 78 | 29.9 | 31 | 11.9 | 30 | 11.5 | 261 | 520,000 | 573,267 |
| September 2015 | 36 | 11.2 | 65 | 20.2 | 115 | 35.8 | 42 | 13.1 | 63 | 19.6 | 321 | 550,000 | 615,247 |
| Year-to-date 2016 | 354 | 13.1 | 747 | 27.7 | 824 | 30.6 | 364 | 13.5 | 407 | 15.1 | 2,696 | 530,000 | 595,966 |
| Year-to-date 2015 | 354 | 10.1 | 803 | 22.9 | 1,074 | 30.7 | 564 | 16.1 | 708 | 20.2 | 3,503 | 550,000 | 625,482 |
| **Beaumont Town** | | | | | | | | | | | | | |
| September 2016 | 6 | 42.9 | 2 | 14.3 | 4 | 28.6 | 2 | 14.3 | 0 | 0.0 | 14 | 460,000 | 461,714 |
| September 2015 | 1 | 20.0 | 0 | 0.0 | 1 | 20.0 | 2 | 40.0 | 1 | 20.0 | 5 | 0 | 615,438 |
| Year-to-date 2016 | 51 | 44.7 | 32 | 28.1 | 23 | 20.2 | 8 | 7.0 | 0 | 0.0 | 114 | 400,000 | 438,584 |
| Year-to-date 2015 | 15 | 15.2 | 30 | 30.3 | 31 | 31.3 | 19 | 19.2 | 4 | 4.0 | 99 | 515,000 | 520,242 |
| **Calmar Town** | | | | | | | | | | | | | |
| September 2016 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | 0 | 0 |
| September 2015 | 5 | 83.3 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 0 | 392,925 |
| Year-to-date 2016 | 9 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 9 | 0 | 0 |
| Year-to-date 2015 | 15 | 75.0 | 3 | 15.0 | 2 | 10.0 | 0 | 0.0 | 0 | 0.0 | 20 | 0 | 397,211 |
| **Devon Town** | | | | | | | | | | | | | |
| September 2016 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | 0 | 0 |
| September 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | 0 | 0 |
| Year-to-date 2016 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 0 | 0 |
| Year-to-date 2015 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 0 | 0.0 | 1 | 33.3 | 3 | 0 | 0 |
| **Fort Saskatchewan City** | | | | | | | | | | | | | |
| September 2016 | 1 | 5.9 | 11 | 64.7 | 2 | 11.8 | 1 | 5.9 | 2 | 11.8 | 17 | 470,000 | 511,824 |
| September 2015 | 4 | 18.2 | 7 | 31.8 | 6 | 27.3 | 1 | 4.5 | 4 | 18.2 | 22 | 505,000 | 575,223 |
| Year-to-date 2016 | 17 | 15.0 | 63 | 55.8 | 24 | 21.2 | 5 | 4.4 | 4 | 3.5 | 113 | 462,500 | 477,517 |
| Year-to-date 2015 | 26 | 15.3 | 72 | 42.4 | 40 | 23.5 | 19 | 11.2 | 13 | 7.6 | 170 | 480,000 | 517,321 |
| **Gibbons Town** | | | | | | | | | | | | | |
| September 2016 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | 0 | 0 |
| September 2015 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 |
| Year-to-date 2016 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 |
| Year-to-date 2015 | 3 | 42.9 | 4 | 57.1 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 0 | 0 |
| **Leduc City** | | | | | | | | | | | | | |
| September 2016 | 2 | 15.4 | 9 | 69.2 | 1 | 7.7 | 1 | 7.7 | 0 | 0.0 | 13 | 445,000 | 454,856 |
| September 2015 | 4 | 33.3 | 4 | 33.3 | 2 | 16.7 | 2 | 16.7 | 0 | 0.0 | 12 | 470,000 | 475,847 |
| Year-to-date 2016 | 53 | 31.0 | 80 | 46.8 | 23 | 13.5 | 9 | 5.3 | 6 | 3.5 | 171 | 427,500 | 459,633 |
| Year-to-date 2015 | 58 | 28.6 | 79 | 38.9 | 48 | 23.6 | 13 | 6.4 | 5 | 2.5 | 203 | 450,000 | 465,220 |
| **Leduc County** | | | | | | | | | | | | | |
| September 2016 | 1 | 33.3 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 1 | 33.3 | 3 | 0 | 0 |
| September 2015 | 7 | 26.9 | 4 | 15.4 | 4 | 15.4 | 4 | 15.4 | 7 | 26.9 | 26 | 510,000 | 564,197 |
| Year-to-date 2016 | 15 | 17.9 | 18 | 21.4 | 18 | 21.4 | 12 | 14.3 | 21 | 25.0 | 84 | 570,000 | 576,191 |
| Year-to-date 2015 | 32 | 26.4 | 22 | 18.2 | 19 | 15.7 | 15 | 12.4 | 33 | 27.3 | 121 | 515,000 | 552,779 |
| **Morinville Town** | | | | | | | | | | | | | |
| September 2016 | 2 | 50.0 | 2 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 0 | 392,450 |
| September 2015 | 2 | 33.3 | 4 | 66.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 0 | 416,317 |
| Year-to-date 2016 | 20 | 57.1 | 14 | 40.0 | 1 | 2.9 | 0 | 0.0 | 0 | 0.0 | 35 | 0 | 385,200 |
| Year-to-date 2015 | 28 | 49.1 | 24 | 42.1 | 4 | 7.0 | 1 | 1.8 | 0 | 0.0 | 57 | 410,000 | 417,759 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## September 2016

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $400,000 | | $400,000 - $499,999 | | $500,000 - $599,999 | | $600,000 - $699,999 | | $700,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Parkland County** | | | | | | | | | | | | | |
| September 2016 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | 0 | 0 |
| September 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | 0 | 0 |
| Year-to-date 2016 | 2 | 16.7 | 0 | 0.0 | 1 | 8.3 | 2 | 16.7 | 7 | 58.3 | 12 | 0 | 0 |
| Year-to-date 2015 | 5 | 11.4 | 2 | 4.5 | 1 | 2.3 | 5 | 11.4 | 31 | 70.5 | 44 | 800,000 | 848,428 |
| **Spruce Grove City** | | | | | | | | | | | | | |
| September 2016 | 3 | 18.8 | 8 | 50.0 | 2 | 12.5 | 1 | 6.3 | 2 | 12.5 | 16 | 475,000 | 523,346 |
| September 2015 | 6 | 26.1 | 7 | 30.4 | 6 | 26.1 | 2 | 8.7 | 2 | 8.7 | 23 | 490,000 | 503,513 |
| Year-to-date 2016 | 25 | 16.0 | 72 | 46.2 | 29 | 18.6 | 17 | 10.9 | 13 | 8.3 | 156 | 475,000 | 503,025 |
| Year-to-date 2015 | 53 | 20.5 | 97 | 37.5 | 64 | 24.7 | 27 | 10.4 | 18 | 6.9 | 259 | 490,000 | 502,851 |
| **St. Albert City** | | | | | | | | | | | | | |
| September 2016 | 0 | 0.0 | 2 | 9.1 | 5 | 22.7 | 7 | 31.8 | 8 | 36.4 | 22 | 650,000 | 683,482 |
| September 2015 | 0 | 0.0 | 1 | 6.3 | 2 | 12.5 | 6 | 37.5 | 7 | 43.8 | 16 | 690,000 | 755,733 |
| Year-to-date 2016 | 0 | 0.0 | 12 | 9.8 | 27 | 22.0 | 45 | 36.6 | 39 | 31.7 | 123 | 650,000 | 681,704 |
| Year-to-date 2015 | 0 | 0.0 | 12 | 8.3 | 33 | 22.9 | 28 | 19.4 | 71 | 49.3 | 144 | 700,000 | 713,616 |
| **Stony Plain Town** | | | | | | | | | | | | | |
| September 2016 | 1 | 14.3 | 2 | 28.6 | 3 | 42.9 | 0 | 0.0 | 1 | 14.3 | 7 | 0 | 504,180 |
| September 2015 | 5 | 50.0 | 2 | 20.0 | 2 | 20.0 | 0 | 0.0 | 1 | 10.0 | 10 | 415,000 | 479,091 |
| Year-to-date 2016 | 4 | 9.5 | 19 | 45.2 | 8 | 19.0 | 4 | 9.5 | 7 | 16.7 | 42 | 0 | 526,515 |
| Year-to-date 2015 | 17 | 27.4 | 27 | 43.5 | 10 | 16.1 | 4 | 6.5 | 4 | 6.5 | 62 | 450,000 | 480,532 |
| **Strathcona County** | | | | | | | | | | | | | |
| September 2016 | 0 | 0.0 | 2 | 10.5 | 5 | 26.3 | 2 | 10.5 | 10 | 52.6 | 19 | 760,000 | 919,842 |
| September 2015 | 0 | 0.0 | 3 | 16.7 | 10 | 55.6 | 2 | 11.1 | 3 | 16.7 | 18 | 550,000 | 640,222 |
| Year-to-date 2016 | 3 | 1.6 | 45 | 24.5 | 60 | 32.6 | 26 | 14.1 | 50 | 27.2 | 184 | 545,000 | 702,357 |
| Year-to-date 2015 | 4 | 2.2 | 43 | 23.8 | 72 | 39.8 | 13 | 7.2 | 49 | 27.1 | 181 | 560,000 | 717,432 |
| **Sturgeon County** | | | | | | | | | | | | | |
| September 2016 | 3 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 50.0 | 6 | 0 | 535,000 |
| September 2015 | 0 | 0.0 | 0 | 0.0 | 1 | 12.5 | 1 | 12.5 | 6 | 75.0 | 8 | 0 | 820,000 |
| Year-to-date 2016 | 26 | 30.2 | 8 | 9.3 | 10 | 11.6 | 10 | 11.6 | 32 | 37.2 | 86 | 600,000 | 672,616 |
| Year-to-date 2015 | 10 | 11.8 | 15 | 17.6 | 20 | 23.5 | 14 | 16.5 | 26 | 30.6 | 85 | 590,000 | 625,795 |
| **Remainder of the CMA** | | | | | | | | | | | | | |
| September 2016 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 |
| September 2015 | 1 | 33.3 | 2 | 66.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 0 | 0 |
| Year-to-date 2016 | 11 | 78.6 | 0 | 0.0 | 0 | 0.0 | 2 | 14.3 | 1 | 7.1 | 14 | 0 | 0 |
| Year-to-date 2015 | 9 | 64.3 | 2 | 14.3 | 0 | 0.0 | 1 | 7.1 | 2 | 14.3 | 14 | 0 | 0 |
| **First Nations** | | | | | | | | | | | | | |
| September 2016 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | 0 | 0 |
| September 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | 0 | 0 |
| Year-to-date 2016 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | 0 | 0 |
| Year-to-date 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | 0 | 0 |
| **Edmonton CMA** | | | | | | | | | | | | | |
| September 2016 | 68 | 17.8 | 112 | 29.2 | 101 | 26.4 | 45 | 11.7 | 57 | 14.9 | 383 | 515,000 | 579,512 |
| September 2015 | 71 | 14.8 | 101 | 21.0 | 149 | 31.0 | 62 | 12.9 | 97 | 20.2 | 480 | 540,000 | 603,069 |
| Year-to-date 2016 | 592 | 15.4 | 1,111 | 28.9 | 1,048 | 27.3 | 504 | 13.1 | 587 | 15.3 | 3,842 | 520,000 | 584,049 |
| Year-to-date 2015 | 629 | 12.7 | 1,235 | 24.8 | 1,420 | 28.6 | 723 | 14.5 | 965 | 19.4 | 4,972 | 540,000 | 606,551 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units<br>September 2016 | | | | | | |
|---|---|---|---|---|---|---|
| **Submarket** | Sept 2016 | Sept 2015 | % Change | YTD 2016 | YTD 2015 | % Change |
| Edmonton City | 573,267 | 615,247 | -6.8 | 595,966 | 625,482 | -4.7 |
| Beaumont Town | 461,714 | 615,438 | -25.0 | 438,584 | 520,242 | -15.7 |
| Calmar Town | - | 392,925 | n/a | - | 397,211 | n/a |
| Devon Town | - | - | n/a | - | - | n/a |
| Fort Saskatchewan City | 511,824 | 575,223 | -11.0 | 477,517 | 517,321 | -7.7 |
| Gibbons Town | - | - | n/a | - | - | n/a |
| Leduc City | 454,856 | 475,847 | -4.4 | 459,633 | 465,220 | -1.2 |
| Leduc County | - | 564,197 | n/a | 576,191 | 552,779 | 4.2 |
| Morinville Town | 392,450 | 416,317 | -5.7 | 385,200 | 417,759 | -7.8 |
| Parkland County | - | - | n/a | - | 848,428 | n/a |
| Spruce Grove City | 523,346 | 503,513 | 3.9 | 503,025 | 502,851 | 0.0 |
| St. Albert City | 683,482 | 755,733 | -9.6 | 681,704 | 713,616 | -4.5 |
| Stony Plain Town | 504,180 | 479,091 | 5.2 | 526,515 | 480,532 | 9.6 |
| Strathcona County | 919,842 | 640,222 | 43.7 | 702,357 | 717,432 | -2.1 |
| Sturgeon County | 535,000 | 820,000 | -34.8 | 672,616 | 625,795 | 7.5 |
| Remainder of the CMA | - | - | n/a | - | - | n/a |
| First Nations | - | - | n/a | - | - | n/a |
| **Edmonton CMA** | 579,512 | 603,069 | -3.9 | 584,049 | 606,551 | -3.7 |

Source: CMHC (Market Absorption Survey)

**Figure 5.1: MLS® Residential Average Price for Edmonton**

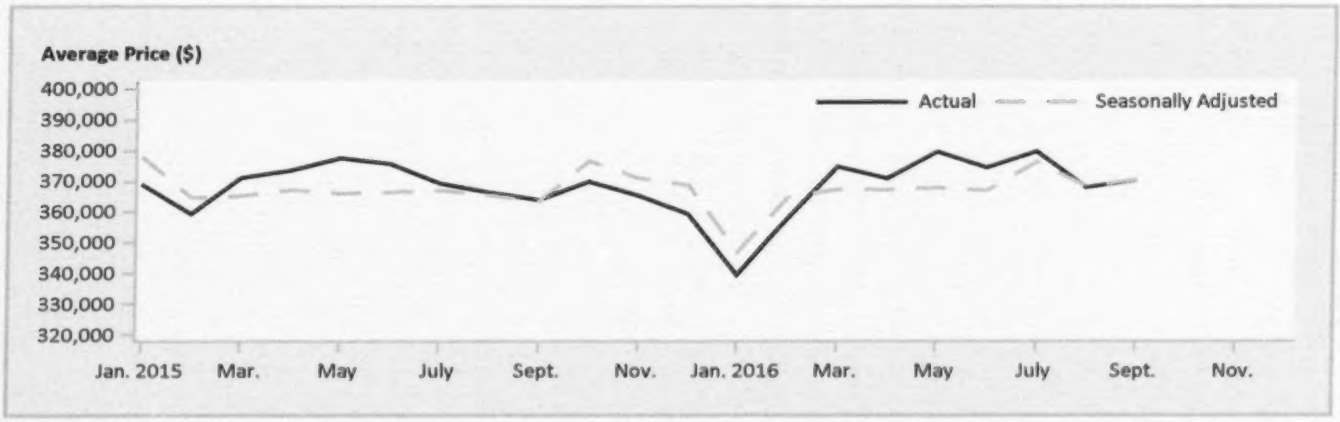



**Figure 5.2: MLS® Residential Sales for Edmonton**

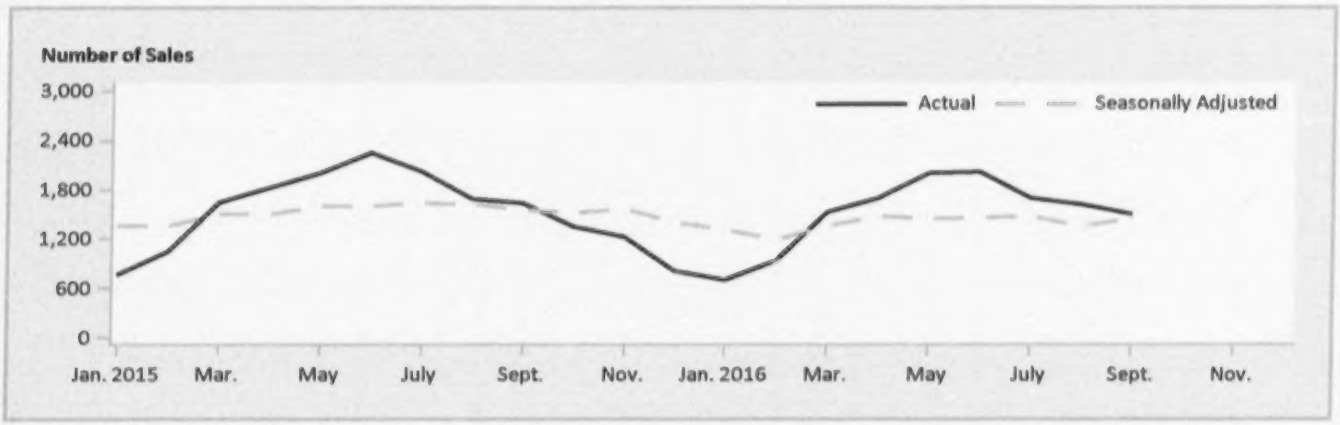
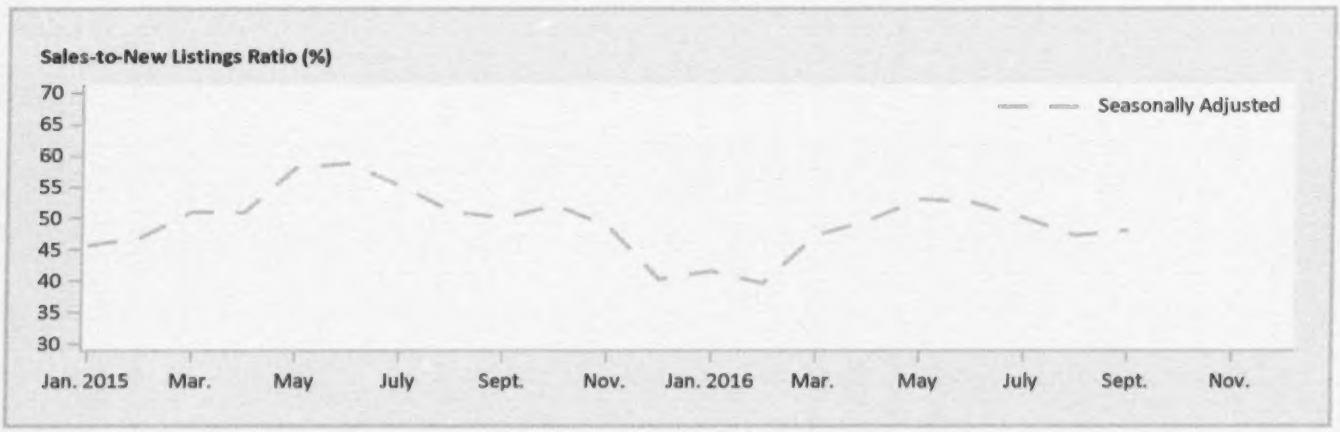



**Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton**




MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

## Table 6: Economic Indicators
## September 2016

| | | Interest Rates | | | NHPI, Total, Edmonton CMA 2007=100 | CPI, 2002 =100 | Edmonton Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2015 | January | 570 | 3.14 | 4.79 | 91.4 | 130.5 | 749 | 4.9 | 72.4 | 1,056 |
| | February | 567 | 2.89 | 4.74 | 91.6 | 131.6 | 753 | 5.0 | 72.7 | 1,060 |
| | March | 567 | 2.89 | 4.74 | 91.5 | 132.6 | 754 | 5.4 | 73.0 | 1,065 |
| | April | 561 | 2.89 | 4.64 | 91.5 | 132.8 | 753 | 5.9 | 73.2 | 1,076 |
| | May | 561 | 2.89 | 4.64 | 91.6 | 133.3 | 752 | 6.3 | 73.2 | 1,103 |
| | June | 561 | 2.89 | 4.64 | 91.5 | 134.1 | 754 | 5.9 | 72.9 | 1,113 |
| | July | 561 | 2.89 | 4.64 | 91.5 | 134.1 | 755 | 5.7 | 72.6 | 1,115 |
| | August | 561 | 2.89 | 4.64 | 91.5 | 134.7 | 758 | 5.6 | 72.7 | 1,109 |
| | September | 561 | 2.89 | 4.64 | 91.5 | 134.4 | 762 | 6.0 | 73.3 | 1,105 |
| | October | 561 | 2.89 | 4.64 | 91.8 | 134.8 | 769 | 6.1 | 73.9 | 1,105 |
| | November | 561 | 3.14 | 4.64 | 91.7 | 134.5 | 775 | 6.2 | 74.4 | 1,099 |
| | December | 561 | 3.14 | 4.64 | 91.7 | 133.2 | 776 | 6.3 | 74.5 | 1,103 |
| 2016 | January | 561 | 3.14 | 4.64 | 91.7 | 133.4 | 777 | 6.5 | 74.7 | 1,098 |
| | February | 561 | 3.14 | 4.64 | 91.7 | 133.3 | 778 | 6.8 | 75.0 | 1,108 |
| | March | 561 | 3.14 | 4.64 | 91.7 | 134.7 | 782 | 6.9 | 75.3 | 1,113 |
| | April | 561 | 3.14 | 4.64 | 91.7 | 135.0 | 784 | 7.0 | 75.5 | 1,127 |
| | May | 561 | 3.14 | 4.64 | 91.7 | 135.4 | 781 | 7.0 | 75.1 | 1,130 |
| | June | 561 | 3.14 | 4.64 | 91.3 | 136.2 | 772 | 7.0 | 74.1 | 1,136 |
| | July | 567 | 3.14 | 4.74 | 91.4 | 135.3 | 760 | 7.7 | 73.3 | 1,149 |
| | August | 567 | 3.14 | 4.74 | 91.3 | 135.6 | 751 | 8.0 | 72.7 | 1,149 |
| | September | 561 | 3.14 | 4.64 | | 135.2 | 751 | 7.7 | 72.3 | 1,151 |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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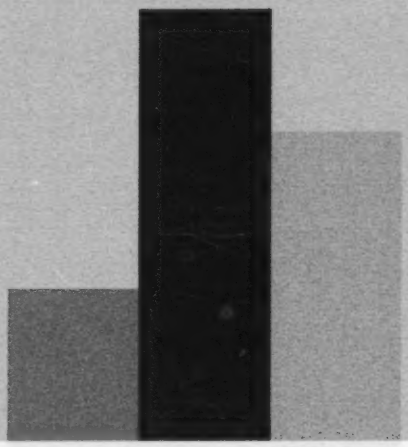

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